

ORDINANCE NO. 20111110-086

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2935 EAST MARTIN LUTHER KING, JR. BOULEVARD FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district on the property described in Zoning Case No. C14-2011-0084, on file at the Planning and Development Review Department, as follows:

A 0.19 acre tract of land, more or less, out of the east center 52 feet of the north 158.70 feet in Lot 1 in Outlet 28, Division B, Original City of Austin, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2935 East Martin Luther King, Jr. Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use combining district, and other applicable requirements of the City Code.

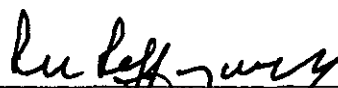
PART 3. The Property is subject to Ordinance No. 020110-17 that established the Rosewood neighborhood plan combining district.

PART 4. This ordinance takes effect on November 21, 2011.

PASSED AND APPROVED

_____, November 10, 2011

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Lee Leffingwell
Mayor

APPROVED: 

Karen M. Kennard
City Attorney

ATTEST: 

Shirley A. Gentry
City Clerk

TRACT II:

BEING 0.19 ACRE TRACT OUT OF AND PART OF OUTLOT 28, DIVISION B, THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, BEING THAT CALLED THE EAST CENTER 52 FEET OF THE NORTH 158.70 FEET OF LOT 1 IN OUTLOT 28, DIVISION B THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, CONVEYED TO JUANITA VERA LEWIS IN VOLUME 7585, PAGE 205 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" rebar set in the southerly right of way line of Martin Luther King Boulevard, said point being the northeasterly corner of the East 52 feet of the North 158.70 feet of Lot 1 tract conveyed to Arthur Burton in Volume 9980, page 542 of the Real Property Records of said County and being the northwesterly corner and **PLACE OF BEGINNING**, hereof and from which a 1/2" iron pipe found bears S 80°30'00" W, a distance of 52.71 feet;

THENCE, S 09°23'27" E, departing said right of way and with the common boundary line of said East 52 feet of the North 158.70 feet and the tract hereof, a distance of 158.53 feet to a 1/2" iron pipe found in the northerly line of that called South 50 feet of said Lot 1 tract conveyed to Alberta Black in volume 10810, page 1508 of the Real Property Records of said County and being the southeasterly corner hereof;

THENCE, S 80°29'44" W, with the common boundary line of said South 50 feet of Lot 1 tract and the tract hereof, a distance of 52.11 feet to a 1/2" iron pipe found in the southeasterly corner of that called West Center 52 feet of the North 158.70 feet of said Lot 1 conveyed to Juanita Vera Lewis in Volume 13236, page 2500 of the Real Property Records of said County and being the southwesterly corner hereof;

THENCE, N 09°20'39" W, with the common boundary line of said West Center 52 feet and the tract hereof, a distance of 158.54 feet a 1/2" rebar set in the aforesaid right of way for the northwesterly corner hereof;

THENCE, N 80°30'00" E (Beating Backs), with said right of way, a distance of 51.95 feet to the **PLACE OF BEGINNING**, hereof and containing 0.19 acres of land, more or less.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk

By Deputy

[Signature]

JUL 15 2011

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2009 Sep 09 02:31 PM

2009153235

CLARKMM \$28.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Exhibit A

S 80°29'44" W 52.11'
(52.00')

**EAST CENTER 52' OF
THE NORTH 158.7'
OF LOT 1
OLT 28 DIVISION B
0.19 ACRES
VACANT LOT
JUANITA VERA LEWIS
V. 7585, P. 205**

WEST CENTER 32'
OF THE NORTH 158 7'
OF LOT 1 CILT 26
DIVISION 3
JUANITA VERA LEWIS
M 19236, PG 2500

(52.70')
 C.M. N 80°30'00" E 52.71' P.O.B.
 D.H. WATER METER D.H. WATER METER D.H.
 CONCRETE SIDEWALK
 (52.00')
 N 80°30'00" E 51.95'
 (104.00')
 N 80°30'00" E 103.98' C.M.

MARTIN LUTHER KING BOULEVARD
(60' R.O.W.)

N 80°30'00" E 208.64' (208.70')
ASSUMED BEARING BASIS
C.M. TO C.M.

LEGEND

- [illegible]

PLATE 2

ALL THAT CERTAIN TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 2935 MARTIN LUTHER KING BOULEVARD
CITY: AUSTIN REFERENCED NAME CHARLES CLARK

Dewey H. Burris & Associates, Inc.
Land Surveying Services

1404 West North Loop Blvd. 512-458-8000
Austin, Texas 78756 Fax 512-458-9500



TO THE LEASHOLDER AND / OR PRESENT OWNERS OF THE HOMES SURVEYED AND TO

LANDAMERICA MORTGAGE TITLE COMPANY
LAWYERS TITLE INSURANCE CORPORATION

DATE 02/21/08

ITILE CO AUSTIN

G.P. # 2422005400

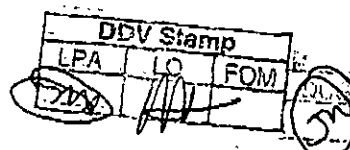
JOB / RD2DR:
2015 6 25 08:00

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0185 E DATED 01/04/01. IT IS REPRESENTED AS IN ZONE "X", HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT WARRANT THAT THE TOWN OF HUNTER HARBOR STRUCTURES THEREIN WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.




DUEY-104

PLANT WORK	RESULTS	02/20/00
CALCULATIONS	TOP	02/21/00
DRAFTING	DUSTIN	02/21/00
FINAL CHECK	P.C.	02/21/00
CORRECTIONS	TOP	02/21/00
UP DATE		





1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0084

Exhibit B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.